



**MINUTES**  
**Cochran City Council**  
**May 12, 2020**  
**Regular Scheduled Meeting @ 7PM**

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**Community House, 192 South Third Street, Cochran, GA 31014**

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Present: Mayor Billy Yeomans Mayor Pro Tem Jones  
Councilmembers: Rufus Veal, Carla Coley, Keith Anderson, Gary Ates Jimmy Jones, Andrew Lemmon

Call to order by Mayor Billy Yeomans @ 7:00PM

The invocation was given by Councilmember Ates followed by the Pledge of Allegiance led by Councilmember Anderson.

Mayor called for a motion to approve the agenda. Councilmember Jones made the motion to approve the May 12, 2020 agenda as presented with Councilmember Ates seconding the motion. Motion passed with all voting in favor 6-0.

Mayor asked if there was any questions or corrections to the 2/18/20 SPM Minutes. Councilmember Ates made the motion to approve the minutes as presented with Councilmember Anderson seconding the motion. Motion passed with all voting in favor. 6-0

March 10,2020 minutes.

Mayor called for a motion to approve the minutes from March 10, 2020 Regular Scheduled Meeting. Councilmember Jones made the motion to accept 3/10/20 minutes as presented with Councilmember Ates seconding the motion. Motion passed with all voting in favor. 6-0

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- I. Call to Order by the Mayor**
  - II. Invocation**
  - III. Pledge of Allegiance**
  - IV. Attendance**
  - V. Adopt Agenda**
  - VI. Agenda Items**

### **ITEM# 1 – Presented by City Manager, Richard Newbern**

Proclamation for National Clerks Week. Mayor Yeomans read the proclamation. Mayor Yeomans thanked City Clerk for her service.

### **ITEM #2 – Presented by City Manager, Richard Newbern**

Proclamation for National Public Works Week. Mayor Yeomans read proclamation. He thanked Public Work's Director and the Public Works department for all they do for the City.

### **ITEM # 3- Presented by City Manager, Richard Newbern**

Public Hearing and consideration on rezoning of a vacant .23-acre tract at 112 South Fifth Street from R-1 Residential to R-2 Residential and consider a variance to allow a minimum parcel width of 52 feet rather than a 75-foot minimum (see first attachment).

Mayor Yeomans called the Public Hearing to order @ 7:14PM.

This public Hearing is called to provide any interested parties with an opportunity to express their views or concerns in accordance with the appropriate section of the O.C.G.A. The City of Cochran is proposing that the consideration of rezoning a vacant .23 acre tract of land at 112 South Fifth Street from R1 residential to R2 residential and also consider a variance to allow a minimum parcel width of 52ft rather than 75ft minimum. The vacant acre is 52ft wide and approximately 250ft long. The city zoning committee held a public hearing May 7, 2020 in recommended the City Council defer action on this rezoning to provide time for Alicia Nelson to produce documentation verifying Jimmy Nelson ownership of the parcel. The zoning committee expressed the need for additional documentation such as an additional deed information or the death certificate of Mr., Nelson's brother. Mr. Jimmy Nelson inherited the property from his brother Mr. Andrew Thompson Jr. when Mr. Thompson passed away in 2017. Notice of this Public meeting was posted on social media, City social Media and The Times Journal Post.

Public input will be accomplished by calling in the telephone number and code that was and is furnished on the city social media pages. The Mayor explained the procedures on how an individual could make public comment in favor or against this issue. The Mayor asked for any public input on this rezoning requested change for the change. Mrs. Alicia Nelson was present to speak. Mrs. Alicia spoke to the Council and explained her situation.

Mayor asked if anyone was wanting to comment on the social media page in favor or against Mrs. Nelson? City Clerk Jones stated "NO".

Mayor stated the public input has been expressed.

Mayor Yeomans closed the Public Hearing at 7:20PM

Mayor called for a motion to rezone this parcel.

Councilmember Veal made the motion of rezoning of a vacant .23-acre tract at 112 South Fifth Street from R-1 Residential to R-2 Residential and consider a variance to allow a minimum parcel width of 52 feet rather than a 75-foot minimum with Councilmember Ates seconding the motion. Councilmember Coley stated the zoning committee asked for additional information from Mrs. Nelson at the Zoning Board Meeting. Councilmember Coley explained the reason why the extra information was requested. Councilmember Ates expressed his concerns about the issue. Motion passed 4-2 -(4 Yes -Veal, Ates, Anderson, Lemmon 2 No -Coley, Jones)

#### **ITEM # 4 - Presented by City Manager, Richard Newbern**

Public Hearing and consideration on a conditional rezoning of a vacant 10-acre tract located at 386 North Ash Street from C-2 Commercial to R-2 Residential.

Mayor called Public Hearing to order at 7:32PM

This public Hearing is called to provide any interested parties with an opportunity to express their views or concerns in accordance with the appropriate section of the O.C.G.A. The City of Cochran is proposing that a conditional rezoning of a vacant 10-acre tract located at 386 North Ash Street from C-2 Commercial to R-2 Multi-family Residential. Mr. Earl Arnold is requesting this rezoning. This tract will be used for a 60-unit Senior Independent Living Apartments. Low Country Housing Communities LLC., will file a low-income tax credit application by 6/18/2020 with GA Department of Community Affairs to acquire the needed capital to develop the apartment complex. The Council is asked to consider this additional zoning request C-2 Commercial to R-2 Multi Family Residential. If the tax credit is not approved, the 10-acre tract will revert to the original C2 zone.

Notice of this Public meeting was posted on social media, City social Media and The Times Journal Post. Public input will be accomplished by calling in the telephone number and code that was and is furnished on the city social media pages. The Mayor explained the procedures on how an individual could make public comment in favor or against this issue. The Mayor asked for any public input on this rezoning requested change in favor of the change.

Mr. Newbern introduced Max Elbe from the Low Country Housing Communities LLC. Mr. Elbe gave a presentation on the project of the Senior Living Community.

Mayor asked if anyone was wanting to comment on the social media page in favor or against the rezoning of a vacant 10-acre tract located at 386 North Ash Street from C-2 Commercial to R-2 Residential? City Clerk Jones stated "NO".

Mayor stated the public input has been expressed.

Mayor Yeomans closed the Public Hearing at 7:40PM

Mayor called for a motion to rezone this parcel.

Councilmember Ates made the motion on a conditional rezoning of a vacant 10-acre tract located at 386 North Ash Street from C-2 Commercial to R-2 Residential with Councilmember Anderson seconding the motion. Motion passed with all voting in favor. 6-0.

#### **ITEM # 5- Presented by City Manager, Richard Newbern**

Discuss and consider schedule for limited reopening of City administrative offices during the coronavirus pandemic. Mayor explained to Council he wanted to hear their opinions and thoughts about this item. Councilmember Coley stated the state was doing some soft openings where the employees were in the office s but not opening to the public so they can do the day to day business. Councilmember Ates stated he agrees with

the ones who are working from home, let them continue to work from home. He would like to protect the employees and keep them safe.

Councilmember Anderson asked City Clerk, Tracy B Jones if there has been any issues with collecting payments or any other problems with day to day operations? She responded to his question “No Sir”. She explained the drop box in front of city hall was being utilized and online payment was an option as well. Emailing her, Willie Farrow or the city information email was being used. Mrs. Jones gave her opinion on opening the front to the public. Councilmember Lemmon stated to leave the office closed as it for the time being. Councilmember Veal expressed the concern of people coming in to pay their bill and no one knows if they are infected or not. He stated it was too risky at this time and to leave it was like it is for now. Councilmember Jones asked if someone was there every day. City Clerk stated “Yes”.

Council’s wishes were to leave City Hall closed at this time.

### **ITEM # 6- Presented by City Manager, Richard Newbern**

Authorize advertising bid for LMIG 2020 street resurfacing. Public Work’s Director Willie Farrow gave a handout with the list of roads that will be resurfaced. Willie is asking for authorization to proceed to open for bidding for this project. City has submitted this to GDOT and have been approved and the money is on hand and will take about four (4) weeks to complete the bid process. Councilmember Jones made the motion to authorize advertising for bid for LMIG resurfacing with Councilmember Ates seconding the motion. Motion passed with all voting in favor 6-0.

#### **Council Discussion Items:**

- Lemmon –Get a list of people on the boards of the Clubs in Cochran.
- Jones – None
- Coley – National Police Week May 10-16. Recognize next month. Flags at Half Staff Friday, May 15,2020 in honor of the Peace Officers Memorial Day. Long term Storm Water Planning.
- Anderson – COVID-19. Not take it lightly. Be safe.
- Veal – None
- Ates – Appoint a Committee for the Recreation Department (Veal, Ates, Lemmon) Form another committee for Zoning Board also.

#### **Announcement of Upcoming Meeting and Events**

- ✓ **Work Session Prior to Council Meeting June 9, 2020 @ 5:30PM**
- ✓ **Regularly Scheduled City Council Meeting –June 9, 2020 @ 7PM**

Councilmember Ates made a motion to adjourn with Councilmember Jones seconding the motion.

**Meeting adjourned @ 8:06PM**

(SEAL)

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Tracy B Jones  
City Clerk